

## city of edmonds development information



### Deck Permit Submittal Requirements

**PERMIT REQUIRED:** For single family residences, a permit is required for the construction, repair, replacement, relocation, enlargement or alteration of decks.

**EXEMPTED WORK:** For single family residences only, uncovered platforms, decks and patios meeting all of the following criteria:

- a. not attached to main structure
- b. not over 200 sq. ft.
- c. not more than 30" above grade
- d. not part of the main exit path from the residence
- e. not over any basement or story below,
- f. not within a critical area

are exempt from permit requirements. Contact the Planning Division for setback requirements for all zoning districts.

**CODES:** International Building Code (Current Edition)  
International Residential Code (Current Edition)

**FEE:** Based on square footage of deck and stairs. Please refer to City fee schedules.

### PERMIT SUBMITTAL REQUIREMENTS

**1. CRITICAL AREAS CHECKLIST** ([See Handout #P20](#))

A Critical Areas Determination, issued by the Planning Division, must be completed and on file with the City. Provide applicable information as indicated by the decision.

**2. PERMIT APPLICATION** [Form A](#)

**3. PLOT PLAN** ( *See Attachment A*)

Three (3) copies, scaled 1"=20', one (1) of the three (3) plot plans must be no larger than 8½" x 14" with the following:

- a) Property owner's name, tax account parcel number and street address.
- b) North arrow designation, Scale 1"= 20' and property line dimensions.
- c) Streets, approaches, driveways, sidewalks, alleys, easements (public and private), street dedications and adjacent City right-of-way (developed or undeveloped).
- d) Existing physical features and water courses of any size (i.e., streams, creeks, ponds, ditches, etc.).
- e) Dimension the house and proposed deck and indicate setback distances to property lines.

#### **4. WORKING DRAWINGS**

Two (2) copies of working drawings scaled  $\frac{1}{4}"=1'$ , with the following plan details:

##### **A. FRAMING & FOUNDATION PLAN** *(See Attachment B)*

- 1) Dimensions of deck.
- 2) Footing size and thickness (e.g. 18"x18"x12" thick).
- 3) Joist size, species, span, spacing and direction.
- 4) Decking material, size.
- 5) Post location, timber species, size and spacing.
- 6) Beam size, timber species, span and spacing (submit beam calculations).
- 7) Identify pressure treated or naturally decay resistant wood .
- 8) Dimension required landings at the top and bottom of stairs.
- 9) Show required lighting at top of stair landings.

##### **B. SECTION & ELEVATION VIEW** *(See Attachment C)*

- 1) Footing detail for posts.
- 2) Guard detail (a guard is required to protect falls greater than 30", openings in the guard must be spaced such that a 4" sphere may not pass through, minimum guard height 36", able to withstand a 200 lb. load in any direction at the top of the guard).
- 3) Windows or doors within five (5) feet of the side above or below the deck. Show windows that will be safety glazed due to proximity to stairs or floor.

##### **C. CONSTRUCTION DETAILS** *(See Attachment B, C & D.)*

- 1) Connection of the deck to the existing structure (i.e. ledger size, with detail of fastener or bolt type, size and spacing, etc.).
- 2) Connection of posts and beams.
- 3) Stair step rise and run (7-3/4" maximum rise and 10" minimum run permitted for residential use). Open risers permitted provided the opening between the treads does not permit the passage of a 4" diameter sphere.
- 4) Stair landing (36" minimum stair width for residential).
- 5) Handrail required for four or more stair risers (handrail must be gripable 1-1/4" min. to 2" maximum in cross section and placed 34" to 38" above the stair nosing).
- 6) Deck ledger flashing.

##### **D. MISCELLANEOUS INFORMATION**

- 1) Wood exposed to weather must be pressure preservative treated or naturally resistant to decay.
- 2) Fasteners for pressure treated wood shall be of hot dipped galvanized steel, all metal in contact with treated wood must be galvanized to G1.85. Exception: anchor bolts 1/2" or larger.
- 3) Decks fastened to the structure shall use fasteners not subject to withdrawal.
- 4) Decks attached to exterior walls shall be positively anchored for vertical and lateral loads. Attachment by nails only is **not** permitted. If positive connection cannot be accomplished, decks are required to be self-supporting pursuant to R502.2.2.

NOTE: THE PURPOSE OF THIS HANDOUT IS TO ASSIST THE PUBLIC IN COMPLYING WITH DETAILED PERMIT SUBMITTAL REQUIREMENTS. IT IS NOT A COMPLETE LIST OF PERMIT OR CODE REQUIREMENTS AND SHOULD NOT BE USED AS A SUBSTITUTE FOR APPLICABLE LAWS AND REGULATIONS. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGN PROFESSIONAL TO REVIEW THE SUBMITTAL FOR COMPLETENESS. ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED BY THE CITY FOR REVIEW.